

# St. Lucie County Demographic Profile

## 2013



# Welcome To St. Lucie County

Located on Florida's Treasure Coast, "Green certified" St. Lucie County serves as the research epicenter on Florida's Treasure Coast with a progressive focus on forming strategic partnerships aimed at building a sustainable economy.

Over 16 million people are located within a 150-mile radius of St. Lucie County



**Discover the boundless business opportunities found in St. Lucie County, one of the nation's best places to grow. Here, innovation and inspiration are driven by the unsurpassed lifestyle of this peaceful paradise, found at the heart of Southeast Florida's acclaimed Treasure Coast.**



# St. Lucie County Demographic Profile

*Strategically located, St. Lucie County is in the middle of Florida's largest business centers. Just 120 miles north of Miami, 60 miles north of West Palm Beach, 120 miles southeast of Orlando and 225 miles south of Jacksonville—yet a world away in spirit. The county features tremendous growth, a young and educated workforce, established infrastructure and a pro-business government. St. Lucie County's 572 square miles contain two major cities, Fort Pierce in the north and Port St. Lucie in the south. Beautiful Hutchinson Island and several hometown-style development communities also contribute to this unique business environment.*

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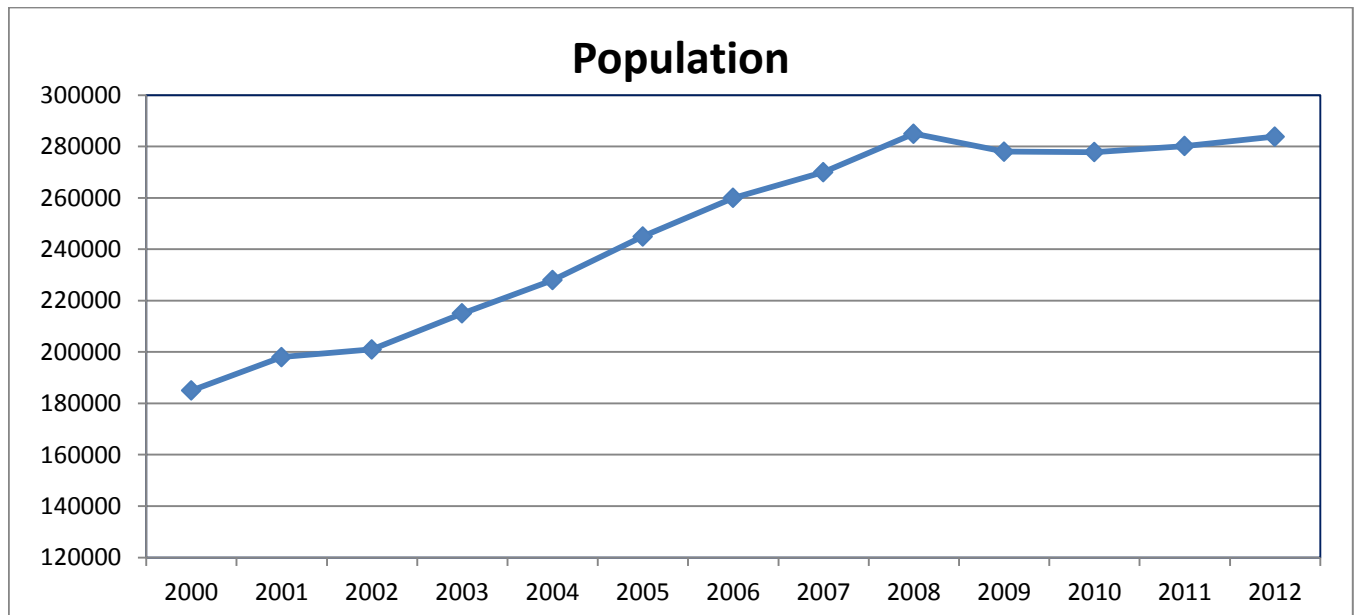


# Population Characteristics

| Southeast Florida Projected Population by County |           |           |
|--|-----------|-----------|
|  | 2010      | 2030      |
| <b>Research Coast</b>                            |           |           |
| Indian River                                     | 138,028   | 197,300   |
| St. Lucie  | 277,789   | 431,300   |
| Martin   | 146,318   | 172,700   |
| <b>Southeast Florida</b>                         |           |           |
| Palm Beach                                       | 1,320,134 | 1,549,400 |
| Broward  | 1,748,066 | 1,903,000 |
| Miami-Dade                                       | 2,496,435 | 2,854,100 |

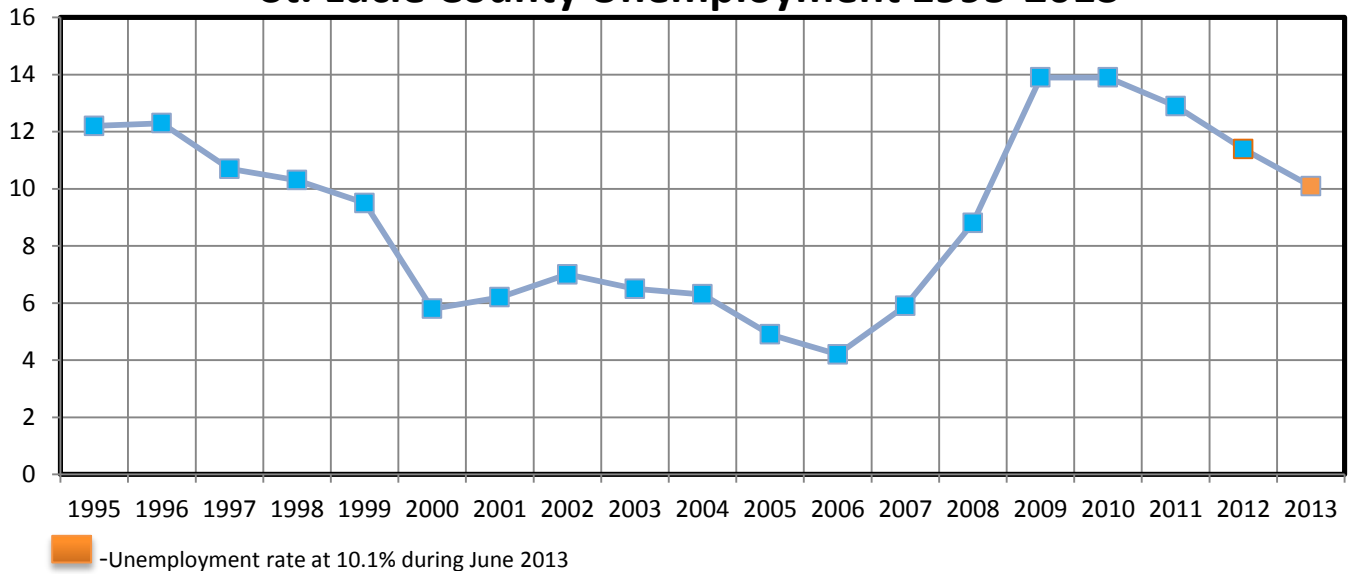


| St. Lucie County |      |                             |     |
|------------------|------|-----------------------------|-----|
| Median Age       | 42.4 | 2010 Population per sq mile | 485 |



# Unemployment & Workforce

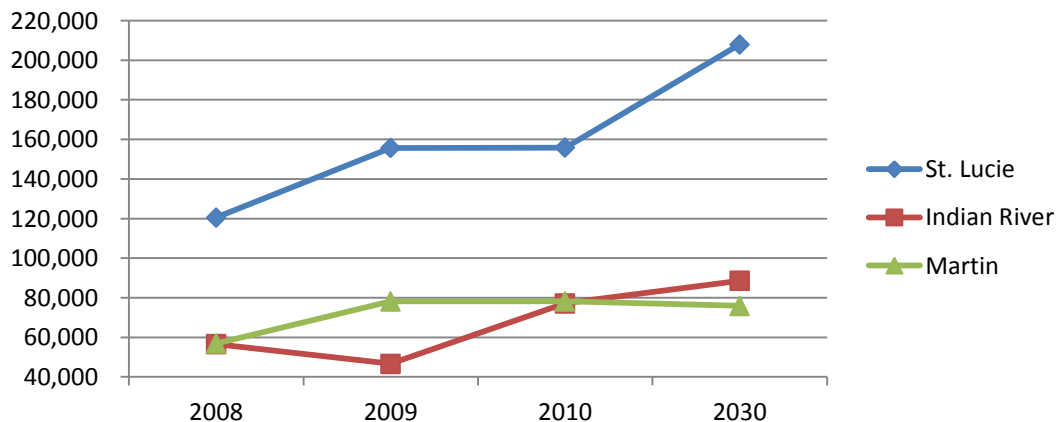
**St. Lucie County Unemployment 1995-2013**



**Research Coast Working Age (18-64)**

| Population   | 2008    | 2009    | Projections  | 2010    | 2030    | % Increase |
|--------------|---------|---------|--------------|---------|---------|------------|
| St. Lucie    | 120,516 | 155,673 | St. Lucie    | 155,813 | 207,986 | 33%        |
| Indian River | 56,639  | 46,682  | Indian River | 77,172  | 88,582  | 15%        |
| Martin       | 56,960  | 78,189  | Martin       | 78,151  | 75,919  | -          |

**Working Age (18-64) Population and Projections**



# Industries and Wages 2010

| Industry                          | Total Companies |
|-----------------------------------|-----------------|
| Agriculture & Forestry            | 96              |
| Mining & Utilities                | 7               |
| Construction                      | 817             |
| Manufacturing                     | 184             |
| Wholesale Trade                   | 287             |
| Retail Trade                      | 748             |
| Transportation & Warehousing      | 135             |
| Information                       | 59              |
| Finance & Insurance               | 253             |
| Real Estate                       | 275             |
| Professional & Technical Services | 578             |
| Management                        | 20              |
| Administrative                    | 433             |
| Health Care                       | 587             |
| Arts & Recreation                 | 78              |
| Accommodation & Food Service      | 379             |
| Other Services                    | 460             |

## 2012 Average Annual Wage

|                  |           |
|------------------|-----------|
| St. Lucie County | \$ 32,106 |
| Florida          | \$ 41,375 |

Average Annual Wage equals the average fixed salary paid to an employee over the course of one year.

| Median Household Income | St Lucie | Florida  |
|-------------------------|----------|----------|
| 2011                    | \$44,947 | \$47,827 |

Median household income references the income of a household with one half of households having income above the median and one half of households having income below the median.

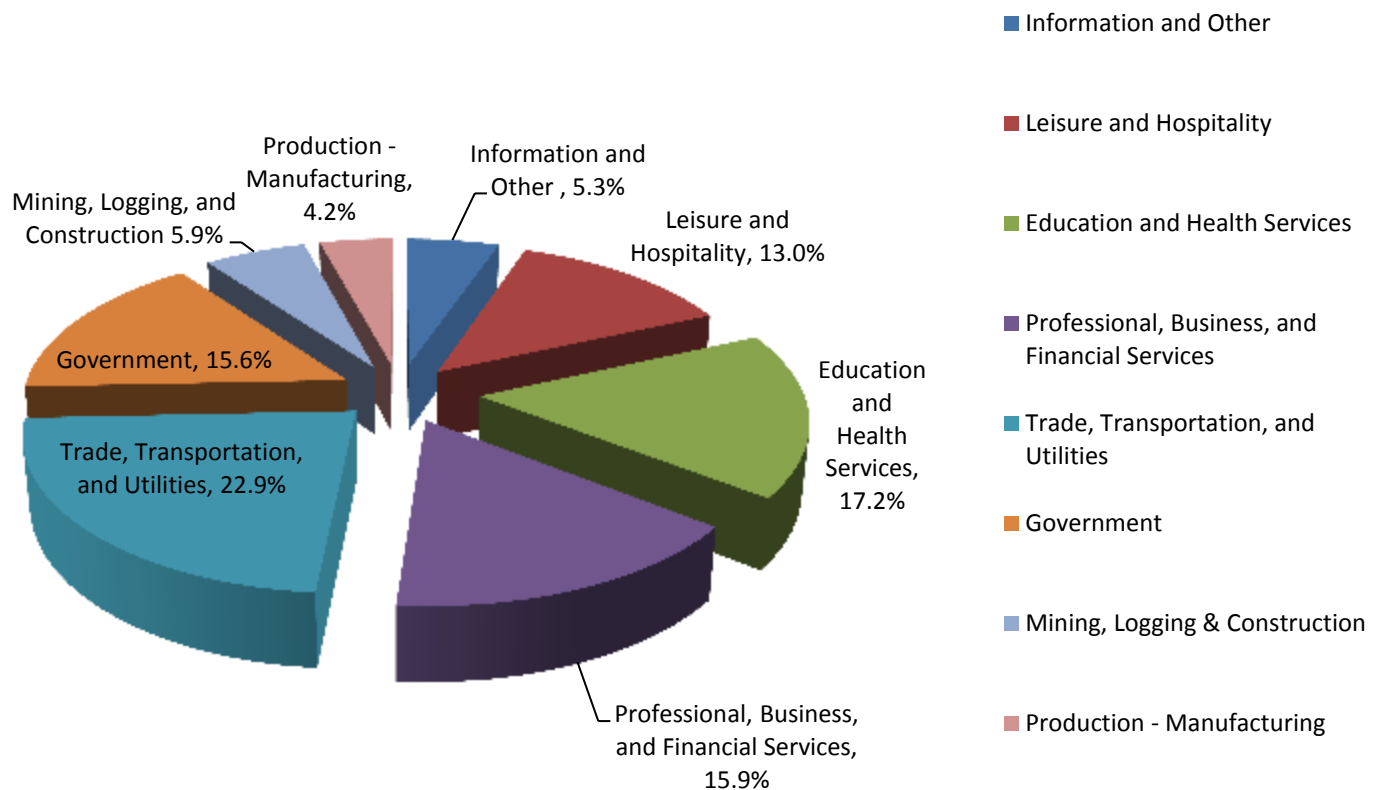
| Per Capita Personal Income | St. Lucie | Florida  |
|----------------------------|-----------|----------|
| 2009                       | \$29,526  | \$38,965 |
| 2010                       | \$29,670  | \$38,210 |
| 2011                       | \$30,768  | \$39,636 |

Per capita personal income is the sum of all income divided by the total midyear resident population.

\*Source: U.S. Department of Commerce, Bureau of Economic Analysis.

# Employment and Banking

## St. Lucie County's Highest Employment by Occupation First Quarter, 2013



## Major Employers 2013

| <u>Employer Name</u>             | <u>Number of Employees</u> |
|----------------------------------|----------------------------|
| St. Lucie County School District | 4,478                      |
| Lawnwood Medical Center          | 1,350                      |
| Publix Supermarket (10 stores)   | 1,327                      |
| Florida Power & Light            | 1,000                      |
| QVC St. Lucie                    | 994                        |
| City of Port St. Lucie           | 975                        |
| Liberty Healthcare Group         | 920                        |
| St. Lucie Medical                | 850                        |
| Walmart Distribution Center      | 669                        |
| St. Lucie County Commission      | 654                        |
| Aegis Communications Group       | 650                        |
| McDonalds                        | 638                        |
| Indian River State College       | 625                        |

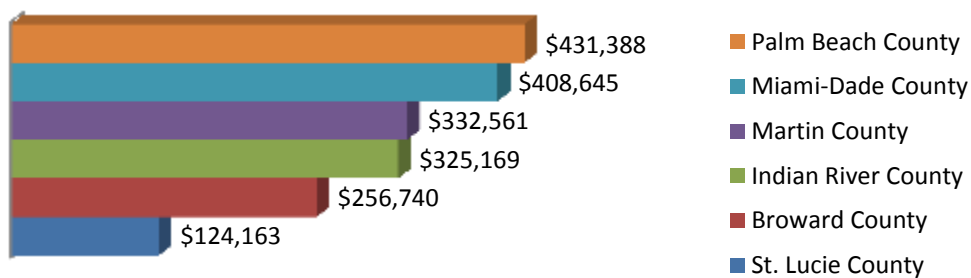
## Banking Comparison (Second Quarter, 2012)

Total Deposits  
(\$'000)

| Institution              | Branches | Inside of Market | % Market Share |
|--------------------------|----------|------------------|----------------|
| PNC Bank                 | 13       | 485,608          | 14.59%         |
| TD Bank                  | 7        | 471,632          | 14.17%         |
| Bank of America          | 7        | 434,190          | 13.05%         |
| Wells Fargo              | 7        | 437,489          | 13.15%         |
| Suntrust                 | 6        | 400,154          | 12.02%         |
| Seacoast National        | 6        | 288,801          | 8.68%          |
| JP Morgan Chase          | 6        | 197,610          | 5.94%          |
| Bank Atlantic            | 4        | 102,093          | 3.06%          |
| Bank United              | 3        | 154,407          | 4.64%          |
| Oculina                  | 3        | 48,129           | 1.44%          |
| Grand Bank & Trust       | 2        | 27,183           | 0.81%          |
| Florida Community Bank   | 2        | 79,744           | 2.39%          |
| Branch Banking & Trust   | 2        | 28,289           | 0.85%          |
| Southern Commerce        | 2        | 5,957            | 0.17%          |
| Center State Bank        | 1        | 13,274           | 0.39%          |
| New York Community       | 1        | 24,545           | 0.73%          |
| Harbor Community Bank    | 1        | 22,948           | 0.68%          |
| Gulfstream Business Bank | 1        | 104,282          | 3.13%          |
| County Total             | 74       | 3,326,335        | 100%           |

## Housing/Real Estate

### Southeast Florida Median Value of Home Sales (2012)





### Home Value Index across the East Coast (December 2012)

|                    |            |
|--------------------|------------|
| Boston, MA         | \$ 319,000 |
| Baltimore, MD      | \$ 222,200 |
| Washington, DC     | \$ 324,200 |
| New York, NY       | \$ 344,700 |
| Atlanta, GA        | \$ 114,300 |
| Charleston, SC     | \$ 156,900 |
| Jacksonville, FL   | \$ 123,900 |
| Virginia Beach, VA | \$ 197,000 |

### 2010 Future Land Use

|                    |       |
|--------------------|-------|
| Commercial Acreage | 1,986 |
| Mixed Use Acreage  | 6,748 |
| Industrial Acreage | 3,252 |

### 2010 Vacant Commercial & Industrial Land

|                           |          |
|---------------------------|----------|
| Vacant Industrial Acreage | 1,369.40 |
| Vacant Commercial Acreage | 784.82   |

## Medical

### Lawnwood Regional Medical Center & Heart Institute

772-461-4000 [www.lawnwoodmed.com](http://www.lawnwoodmed.com)

Lawnwood has earned the Distinguished Hospital Award for clinical Excellence five consecutive years and was named as "One of America's 50 Best Hospitals" in 2007 by HealthGrades, Inc.

- 341-bed hospital / 1,350 Employees
- Services Include: Cardiac Care, Level II Neonatal Intensive Care Unit, inpatient mental health unit, inpatient rehabilitation center, robotics program providing minimally invasive prostate cancer surgery, diagnostics, open-heart surgery.
- In 2006, Lawnwood invested over \$12 million in tripling the space dedicated to emergency services.
- 5-Star Ratings for: Cardiac, Stroke, pulmonary, women's' services and critical care services
- Lawnwood Regional Medical 2006 Statistics:
  - 41,477 Emergency Room Visits
  - 14,441 Admissions
  - 7,845 Surgeries

### **St. Lucie Medical Center**

**1800 SE Tiffany Avenue, Port Saint Lucie, FL**

**772-335-4000 [www.stlucimed.com](http://www.stlucimed.com)**

- 229 bed hospital / 880 employees
- Services include:  
Obstetrics, Orthopedic Center of Excellence,  
Rehabilitation, Inpatient and Outpatient Surgery, 24/7  
Emergency Department, Imaging and Laboratory  
Services, Sleep Lab and Wound Care Clinic
- St. Lucie Medical Center invested \$1.6 million in 2005  
and \$2.9 million in 2006 into renovations, expansions  
and technology.
- St. Lucie Medical Center 2005 Statistics:  
39,626 Emergency Room Visits  
11,274 Inpatient Admissions  
7,189 Surgeries

### **St. Lucie County Medical & Safety Demographics**

- 2 Hospitals
- 458 Physicians
- 15 Fire Stations
- 3 Police Departments

In 2006, Port St. Lucie was  
rated the 2nd Safest City in  
Florida and the 25<sup>th</sup> safest city  
in the U.S.

# Taxation

## Local Taxes

County Property Taxes: 1 mil = \$1 per \$1,000 property value

Estimated Ad Valorem Millage Rates:

|       |              |                |
|-------|--------------|----------------|
|       | Government   | 7.1881         |
|       | Schools      | 7.7710         |
|       | Special      | 5.2733         |
| *FY13 | <b>Total</b> | <b>20.2324</b> |

## State Taxes

|                                |                       |
|--------------------------------|-----------------------|
| <b>Corporate Income Tax</b>    | 5.5% of FL Net Income |
| <b>Gasoline Tax</b>            | 9 cents/gallon        |
| <b>Business Inventory</b>      | None                  |
| <b>Corporate Franchise Tax</b> | None                  |
| <b>Intangible Tax</b>          | None                  |
| <b>Inventory Tax</b>           | None                  |
| <b>Personal Income Tax</b>     | None                  |

## Local Government

### County Officials

- Board of County Commissioners
- Clerk of Court
- Property Appraiser
- Sheriff
- Supervisor of Elections
- Tax Collector

### City Officials

- Port St. Lucie City Council
- Fort Pierce City Council
- St. Lucie Village Aldermen

### Airport

- St. Lucie County BOCC

### Public Schools

- St. Lucie County School Board

# Education

## Number of Public Schools

|                    |    |
|--------------------|----|
| High Schools       | 6  |
| Middle Schools     | 3  |
| K-8                | 12 |
| Elementary Schools | 18 |

## Faculty 2011/2012

|                                     |             |
|-------------------------------------|-------------|
| Full-time Teachers                  | 2,077       |
| Average Years of Experience         | 11.09 Years |
| % of Teachers with Advanced Degrees | 29.9%       |

| Student/Teacher Ratio     | Students | Teachers | Ratio     |
|---------------------------|----------|----------|-----------|
| Elementary Schools (Pk-6) | 21,262   | 1,104    | 19 to 1   |
| Secondary (7-12)          | 18,232   | 973      | 18.7 to 1 |

## SAT and ACT Test Scores

| 2011                       | St. Lucie County | Florida |
|----------------------------|------------------|---------|
| SAT – Total Score (*)      | 1403             | 1460    |
| ACT – Composite Score      | 18.3             | 19.8    |
| (*) Reading, Writing, Math |                  |         |

## Graduation Rates 2012

|                  |       |
|------------------|-------|
| St. Lucie County | 70.6% |
| Florida          | 74.5% |

## St. Lucie County Career Academies

### Engineering and Industrial:

Lincoln Park High School, Port St. Lucie High School, St. Lucie West Centennial High School, Fort Pierce Westwood, Fort Pierce Central, & Treasure Coast High School.

### Business & Marketing:

St. Lucie West Centennial High School, Port St. Lucie High School, Fort Pierce Central, Fort Pierce Westwood, Treasure Coast High School.

### Criminal Justice, Education, Culinary:

Fort Pierce Central, Fort Pierce Westwood, St. Lucie West Centennial High School, Port St. Lucie High School, Treasure Coast High School, Lincoln High School.

# Port & Airport



## Port of Fort Pierce

The harbor at Fort Pierce was first dredged by the U.S. Army Corps of Engineers in 1938. This deep-water Port consists of 99 acres and serves as a catalyst for intermodal trade through the shipment of cargo between the Treasure Coast and trading partners in the Bahamas, Caribbean Islands, the Far East, and Europe. Current imports include aragonite and cement. Exports include citrus, materials and supplies for island residents. Over 358,000 cargo tonnage was shipped through the Port in 2012.

## St. Lucie County International Airport

The 3,660 acre St. Lucie County International Airport is owned and operated by the St. Lucie Board of County Commissioners. The Airport provides general aviation operations including 3 runways, a control tower, a new airport terminal constructed in 2013, and a Customs and Border Protection (CBP) facility. On-site business activities include aviation, industrial, commercial, fuel, restaurant and humanitarian flight services together with a Fire/EMS substation.





**St. Lucie County**  
**Economic Development**  
**772-462-6406**  
**[www.stlucieco.gov/ed](http://www.stlucieco.gov/ed)**  
**2300 Virginia Ave.**  
**Fort Pierce, FL 34982**